

To: Committee of Adjustment
From: Bernd Paessler, Building Standards Department
Date: September 21/2022
Applicant: Anne Teresa Riga
Location: PLAN 65M3466 Lot 88 municipally known as 19 Granary Road
File No.(s): A226/22

Zoning Classification:

The subject lands are zoned R1B (EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.336 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	The minimum rear yard is 2.4 metres. [4.1.2 1. B.]	To permit a minimum rear yard of 1.0 metre.
2	The minimum interior side yard is 2.4 metres. [4.1.2 1. B.]	To permit a minimum interior side yard of 1.52 metres.
3	The maximum height of an accessory building and residential accessory structure shall be 3.0 m. [4.1.4 1]	To permit the maximum height of the residential accessory structure to be 3.65 metres.
4	Eaves shall not project more than 0.5 metres into a required yard. [4.13, Table 4-1]	To permit the eaves to encroach 0.61 metres into the required interior side yard.
5	In the R1B Zone, any portion of a yard in excess of 135.0 m ² shall be comprised of a minimum 60% soft landscape. [4.19.1 1]	To permit the portion of the rear yard in excess of 135.0 m ² to be comprised of a minimum of 52% soft landscape.

The subject lands are zoned R1 – Residential Zone and subject to the provisions of Exception 9(563) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	The minimum rear yard is 9.0 metres. [9(563 iii), Schedule T-52]	To permit a minimum rear yard of 1.0 metre.
7	Eaves shall not project more than 0.5 metres into a required yard. [3.14 c)]	To permit the eaves to encroach 0.61 metres into the required interior side yard.
8	The nearest part of the roof of any accessory building or structure shall not be more than three (3) metres above finished grade. [4.1.1 b)]	To permit the nearest part of the roof of the accessory to be a maximum of 3.05 metres above finished grade.
9	In an R1 Zone, where the area of a rear yard of a lot is greater than 135 sq. m., a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 sq. m shall be composed of soft landscaping. [4.1.2 b)]	To permit the portion of the rear yard in excess of 135.0 sq. m to be comprised of a minimum of 52% soft landscaping.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 03-004293 for Single Detached Dwelling – Alteration, Issue Date: Nov 06, 2003
Building Permit No. 21-115076 for Single Detached Dwelling – Alteration, Issue Date: Jun 11, 2021
Building Permit No. 22-101537 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)
Building Permit No. 22-101537 for Shed/Gazebo - New, Issue Date: Jul 21, 2022

Other Comments:

General Comments

1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
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Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.